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LYNWOOD DRIVE

WIMBORNE, BH21 1UQ



# OFFERS IN EXCESS OF £350,000

- THREE BEDROOM FAMILY HOME
- WELL FITTED KITCHEN
- LOUNGE/DINING ROOM
- CONSERVATORY
- FAMILY BATHROOM
- ATTACHED GARAGE
- OFF ROAD PARKING
- PRIVATE REAR GARDEN

This semi-detached, three bedroom family home is located in popular Merley - just a short drive from Wimborne town centre - and with local amenities and well regarded schools nearby.

The property is well presented throughout and includes, on the ground floor, an entrance hallway with useful storage cupboard and stairs rising to the first floor. The kitchen is fitted with a generous range of base and wall units and includes a built under oven, inset hob and extractor with space for free standing white goods. A well proportioned lounge/dining room spans the rear of the property with French doors leading out to an adjoining conservatory overlooking the neatly landscaped rear garden.

The three double bedrooms are served by a family bathroom with fully tiled walls, classic suite and separate shower above the bath.

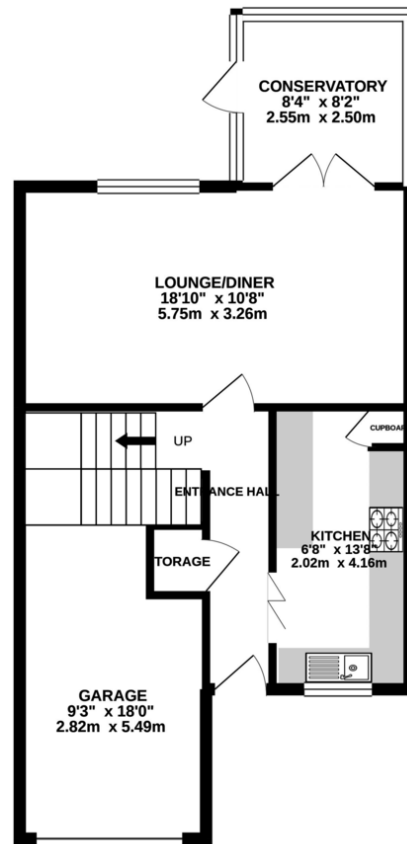
Outside there is ample off road parking on the tarmacked frontage with access to the attached garage. The rear garden enjoys a good degree of privacy with a patio set to the side boundary alongside a lawned area with established border planting. The rear section of the garden is shingled with a shed and greenhouse.

EPC: C

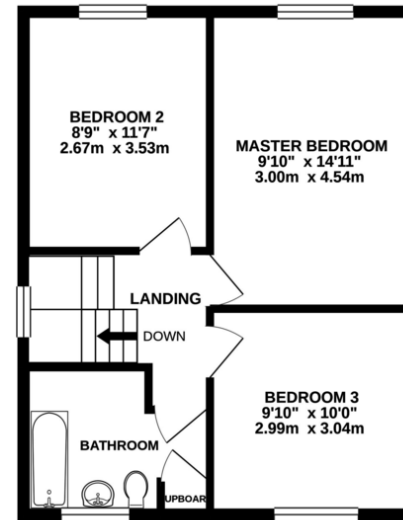


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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Wimborne Sales Office

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